

## ZONING AND BUILDING AGENDA

NOVEMBER 15, 2005

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 263998      DOCKET #7633 - RSD River Road, LLC, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. MA-04-01; Z04016). Submitted by Hamilton Homes, Inc., 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a MAP AMENDMENT from the C-4 General Commercial District and partial R-5 Single Family Residence District to the R-7 General Residence District for a forty-one (41) unit townhome Planned Unit Development (if approved under SU-04-02) as amended in Section 36 in Wheeling Township. Property consists of approximately 4.33 acres located on the northwest corner of Morrison Avenue and Des Plaines River Road in Wheeling Township. Intended use: Single family attached townhouse development. Recommendation: **That the application be granted for a Final Plat.**
- 263999      DOCKET #7634 - RSD River Road, LLC, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. SU-04-02; Z04017). Submitted by Hamilton Homes, Inc., 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a SPECIAL USE in the R-7 General Residence District (if granted under companion MA-04-01) as amended for a forty-one (41) unit townhome Planned Unit Development in Section 36 of Wheeling Township. Property consists of approximately 4.33 acres located on the northwest corner of Morrison Avenue and DesPlaines River Road in Wheeling Township. Intended use: Single family attached townhouse development (41). Recommendation: **That application be granted for a Final Plat.**

The Final Plan is in conformance with the regulations of Article 9.33 of the Cook County Zoning Ordinance, and is in agreement with the previously approved Preliminary Plat granted on September 8, 2005.

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- 271461      DOCKET #7903 - KEITH AND DELORIS MORRIS, Owners, 20120 South Crawford Avenue, Matteson, Illinois, Application (No. SU-05-06; Z05083). Submitted by Same. Seeking a SPECIAL USE in the C-4 General Commercial District for a child care center in an existing building, and add additional parking, build a fenced in play area and create a u-turn driveway in Section 15 of Rich Township. Property consists of 0.98 of an acre located on the northwest corner of Blackstone and Crawford Avenue in Rich Township. Intended use: To turn existing building into a child care center, add additional parking, create u-turn driveway to improve traffic flow and build fenced play area. Recommendation: **That the application be granted.**

### THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

- 274159      DOCKET #7962 – G. KONIARSKI, Owner Application: Variation to reduce corner side yard setback from 10 feet to 2 feet (existing) for a deck in the R-7 General Residence District. The subject property consists of approximately 0.07 of an acre, located on the northeast corner of Dee Road and Church Street in Maine Township. Recommendation: **That the application be granted.**
- Conditions:    None
- Objectors:    None
- 274160      DOCKET #7963 – W. HOFFBECK, Owner Application: Variation to reduce right interior side yard setback from 15 feet to 11 feet (existing); reduce left interior side yard setback from 15 feet to 5 feet (existing) for proposed sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the east side of Martin Drive, approximately 700 feet north of Northwest Highway in Palatine Township. Recommendation: **That the application be granted.**
- Conditions:    None
- Objectors:    None

274161 DOCKET #7964 – C. GALASSI, Owner Application: Variation to reduce rear yard setback from 50 feet to 23 feet for proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.51 of an acre, located on the south side of 131st Street, approximately 200 feet west of 88th Street in Palos Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274162 DOCKET #7965 – T. HAN, Owner Application: Variation to reduce left side yard setback from 10 feet to 2 feet (existing) for a deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of William Avenue, approximately 209 feet east of Flora Avenue in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274163 DOCKET #7966 – G. RYABIN, Owner Application: Variation to reduce rear yard setback from 50 feet to 44 feet (existing foundation) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.54 of an acre, located on the east side of Hickory Court, approximately 691 feet north of Oakwood Road in Northfield Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

274164 DOCKET #7967 – C. DUMAGPI, III, Owner Application: Variation to increase height of fence in front yard from 3 feet to 6 feet for existing fence in the R-7 General Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Dee Road, approximately 231 feet north of Dempster Street in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

\* The next regularly scheduled meeting is presently set for Tuesday, December 6, 2005.